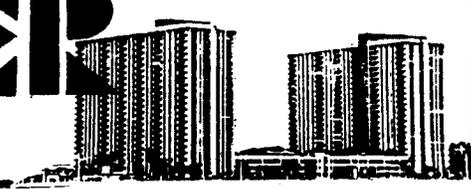




OBSERVER

For and about the residents of the Summit

Vol. 11, No. 4



You be the Judge!

The Board vs. The President

HIGHLIGHTS OF SUMMER BOARD OF DIRECTOR MEETINGS

JUNE 22, 1993

VACANCIES ON BOARD - Yvonne Morten and Roy Kievel were nominated to fill vacancies on the Board by President Carl Schwartz. Both nominees were seconded and approved by the Board.

TREASURER'S REPORT - Harry Dubrofsky reported that during the first five months of this year we have operated at a rate of 2.4% below our operational budget.

SATELLITES - Mr. Singer stated that all three satellites were up and operating. We are now receiving 27 channels.

RESTAURANT - Due to lack of cooperation on the part of the operator, the contract was cancelled. Potential operators will be screened to obtain a first class operator. The restaurant will be cleaned and enhanced to add a more luxurious look.

PARKING - Mr. Dubrofsky read a letter from our attorneys, Becker and Poliakoff, regarding the exchange of parking spaces. In essence, all exchanges were invalid and must be returned to original owners.

SEPTEMBER 2, 1993

MANAGER - The Board decided to advertise for a new manager. A letter was read that confirmed the decision to fire the previous manager. Most Board members were contacted and approved the dismissal.

POOL DECK - A statement was read by Yvonne Morten explaining why the jacuzzi's are now closed. She condemned the action of the person who phoned the Health Department and used Mr. Dubrofsky's name.

(continued on page 2)

By STU BART

NOTE: The "Observer" is a publication by and for the Summit Unit Owners. Editorially we do not take sides when there are differences of opinion or if issues are controversial or of political content.

In this, the first issue of the new winter season, I have been asked to review the unique scenario that has been played by eight members of the Board against the ninth who happens to wear the responsible robe of President. Rumors, hearsay and bias usually distort the facts. The meeting on Thursday, October 28th 1993 was scheduled to present the events that led up to the Board's decision. The capacity attendance indicates the severity of the action. After the smoke of controversy clears, the unit owners will have the opportunity to judge the wisdom or lack of it.

Unit owners when electing a Board to serve them do so with the hope that electees will act with honesty and efficiency in maintaining high standards of safety, normal day-to-day functions, structural soundness and appearance in esthetically good taste; all in accordance with available budgetary funds. The Board selects its leader, the President. With nine good, willing and able persons available for this important responsibility, the cloak of leadership is placed on the Board member deemed most qualified to perform this important assignment.

Now, the Summit Board has seen fit to make judgment on their President they selected back in January. Collectively, we are told, they, in late October gave the President a choice. He could resign his post and title but remain an active member of the Board or remain with the title on a nominal level but

(continued on page 2)

**SUMMIT TOWERS
CONDOMINIUM ASSOCIATION**

BOARD OF DIRECTORS

LEON SINGER Vice President
 HARRY DUBROFSKY Treasurer
 GEORGE McCLANCY Secretary
 Mike Arcidiacono Harold Cohen Roy Kievel
 Nathan Konigsberg Yvonne Morten
 Carl Schwartz

EDITORIAL STAFF

IRVING L. ROSENKRANZ Editor
 STU BART Associate Editor
 BILL KADUSON Associate Editor
 ISRAEL SHRAGIE Associate Editor
 GENE TROOP Photographer

HIGHLIGHTS OF BOARD MEETINGS

(continued from page 1)

SWIMMING POOL - The swimming pool is desperately in need of repair. A lawyer's letter of demand will be issued to Ultimate pools who have not honored their warranty.

BALCONIES - The indoor/outdoor carpeting must be removed from all balconies by October 31, 1993. Water sits underneath and eventually the cement crumbles and structural problems occur.

* * * * *

OCTOBER 5, 1993

TREASURER'S REPORT - Mr. Dubrofsky reported that \$200,000.00 of the \$285,000.00 assessment has been received. Penalties will be added to the outstanding assessment payments.

SPORTS - Mr. Kievel reported the addition of Sports Channel to our T.V. line. He further reported that a basketball hoop, a horseshoe pitching court, a portable ping pong table had been added to the grounds and upgrading of the shuffle board courts.

* * * * *

OCTOBER 28, 1993

Larry Schiffer, our new manager was introduced to the unit owners. After speaking about his background and qualifications, he gave an outline of his plans to improve conditions at the Summit with better maintenance and updating our computers for quicker access to bookkeeping and unit owner records. He stressed

the importance of strict observance of the rules as stated in our documents. (Editor's note - Read Mr. Schiffer's credentials on page 4).

Mr. Dubrofsky reported the probability of no increase in maintenance fees for the fiscal year of 1994.

Mr. Konigsberg reported that due to Hurricane Andrew we can expect an increase in our insurance rates.

After an intensive search, the landscaping contract was awarded to Quant-Ayre & Associates (the lowest bidder) for an annual fee of \$36,000.00. They will start by the end of November.

Screening of new residents will be restricted to one day per month and a meeting with the Board will be held the following month.

After an emotional report by Vice President Leon Singer, the Board regretfully decided to remove Carl Schwartz as President of the Summit Towers Condominium Assn. Mr. Singer explained that the Board asked Carl Schwartz to resign not once but twice. He was given the option to retain the title of President until his term expired but with restrictions. Carl Schwartz refused to resign on both occasions.

YOU BE THE JUDGE

(continued from page 1)

to abide with "laissez faire" (non interference) in the exercise of the duties of the President. The Board presented their reasons for this unprecedented move at the meeting. For those who attended as well as those who have been advised of the details it is the time for important and just conclusions. Will this episode help to set new standards in the selection of a President? You be the Judge!

No one can deny the many new improvements, replacements and innovations developed and executed by the President. Functionally many of them are to be commended for the upgraded quality and improved effectiveness. It would take a full page to list them all. Some, not many, have elicited questions as well as controversy. There is no question as to the intent. The President feels that he did what had to be done. We the unit owners are not involved with the pattern, just the results. Considering the various points made at the meeting, did the President perform within the boundaries of prescribed execution? You be the Judge!

(continued on next page)

The Florida Condo laws have placed an effective weapon in the hands of a Condo Board . . . the law of MAJORITY! The President cannot singularly enforce ideas or actions without a majority vote of approval. It is a perfect political curtain that can be brought down on impractical proposals. The President claims that on every project he executed there were members of the Board with him. The Board claims that votes of approval were not in the records. Was the Board aware of this before the fact? Should you compliment the President for his ardent actions? You be the Judge!

Lest we forget, it takes five members of the Board in full agreement to pass motions benefitting the Summit and its unit owners. With election for new members of the Board just two months away, it is time now to consider who are the most qualified individuals for these important posts. Get to learn the candidates before you cast your important vote. If you know persons with good credentials, encourage them to run for one of the five Board openings. Talk to the candidates, ask them questions. Ask your neighbors for information. Find the answers. You be the Judge!

From time to time questions may arise asking, "Was the Board within its rights unseating the President? Was the President wrong in acting autonomously? Did the President overstep his authority? Was the Board acting in the best interest of the unit owners, or in their own? Does the President's absence from an important meeting indicate an indefensible position or a way to avoid unjustified confrontation? Were the loud verbal denials, with occasional push and shove effective argument? Were the letters of condemnation incontrovertible evidence of rules circumvention? Can eight persons acting with conscience be right? Can they be wrong?" Again, You be the Judge!

* Homer once wrote, "Light is the task where many share the toil."

EX-PRESIDENT'S MESSAGE

The Board of Directors called an "extra" meeting on October 28th (which was not an emergency meeting). They did so knowing I would be away that night. Although I was aware of their intent in calling that meeting, I did not change my plans.

I was accused of forming and executing several projects without Board approval. If any unit owner would care to see the contracts awarded to some of the

companies, they will find signatures signed by Board members in addition to my signature. All Summit Condo checks issued must be signed by two Board members, so they, the Board new for what the money was being spent. Before I proceeded with a project I consulted with Board members by phone because they were not present during the summer months and I acted with their approval. Had I waited for all Board members to return to the Summit in the Fall, NOTHING WOULD HAVE BEEN ACCOMPLISHED! I could not sit around stagnating when there were so many necessary projects I could accomplish to benefit and enhance the Summit. So, with the verbal approval of Board members via phone, (I will not embarrass them by name) I proceeded with several projects, some of which you will approve and some not. (Its an impossible task to please 567 unit owners). Happily, most of the unit owners were pleased with the result of my endeavors.

Before you pass judgment of my 10 month tenure as President of the Summit Condo, I ask you to weigh the good things I have done for the Summit and on the other side of the scale the bad. Isn't the Summit in better shape than last year? I don't want to list improvements item by item that I accomplished, but if you look around, you will see for yourself there were many.

The bottom line is I feel that I served the Summit unit owners faithfully. I could not see the Summit deteriorate and I acted with best intentions to make the Summit the showplace it is today. I am proud of the result of my work and hope you, the unit owners approve of my actions. Some of my prized possessions are letters of approval and encouragement sent to me by grateful unit owners.

Although I am no longer the President of the Board, I will continue to contribute my expertise as a Board member until my term expires.

Thank you for all the nice things you said about me and my accomplishments. Its a great comfort to feel many people understand and appreciate the hard work I did for the Summit unit owners.

Despite the action of the Board who dethroned me, I walk tall with my head held high because I believe the good things I accomplished to benefit the Summit and its residents, by far overshadowed the bad.

Carl Schwartz

**AN OPEN LETTER TO ALL
SUMMIT RESIDENTS**

I would like to take this opportunity to introduce myself as your new Association manager.

My name is Larry Schiffer and I am pleased to be part of your management team.

I find the Summit to be a very well maintained community with an active membership. I hope that with my fourteen years of condo management experience, I can make a positive contribution to the further betterment of your Association.

My background has always been in managing first-class high rise properties, such as Williams Island and the Terraces at Turnberry.

I am involved in several professional organizations relating to condominium management, such as Community Association Institute (past president), Building Managers International (past Board member) and last year I produced a series of twenty-six live T.V. shows for public television (WLRN) called "I Speak Condo."

I am one of only about 200 condo managers nationwide

who have been awarded the P.C.A.M. designation Professional Community Association Manager.

Although my credentials may seem impressive, it is my intention to prove my abilities here at the Summit for you, the residents.

If you have an opportunity, please come by the condo office so that I may have a chance to meet as many residents as possible.

Finally, I would like to thank the Board of Directors for their faith in hiring me. I look forward to a long and successful tenure here at the Summit.

"SOME LIKE IT HOT"

No, this is not going to be a movie review. It's about the temperature of our swimming pools. Some prefer it about 78 to 80 degrees, others at readings from 85 to 90 degrees.

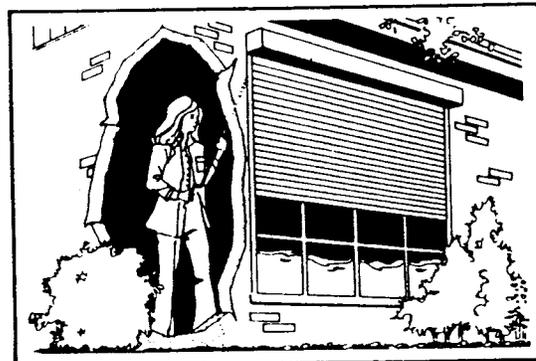
The Red Cross says anything over 82 degrees tends to develop a high bacteria count.

Hereafter, the temperature of the East pool will be maintained at a constant 82 degrees and the West pool 85 degrees. We hope this arrangement will meet with your approval. Enjoy the temperature of the pool of your choice.

Solaroll Shade & Shutter Corporation, one of the largest shutter manufacturers in Florida & Bernardo Shutter Corporation, one of the oldest, have combined products & technologies to bring the public the broadest range of shutter products on the market today!
(Depicted below are just two of the products available.)



The Accordion Shutter, in the forefront where security from storms and vandalism is imperative-
• ease of operation • maintenance-free hardware • tamper-proof locking system - impart a true feeling of peace of mind, knowing your home or apartment has maximum protection when needed.



The Solaroll Rolling Shutter - today's most adaptable shutter for any eventuality, be it storm, sun or vandalism • ease of operation both manual and electric • aesthetic compatibility with all architecture • energy conservation - are just a few of the attributes of this remarkable shutter system.



Solaroll® Shade & Shutter Corporation

SHOWROOM: 915 S. Dixie Highway East, Pompano Beach, FL

**HOLLYWOOD
940-0737**

**AS
SEEN
ON T.V.**

CORRECTION TO PAGE 2. COLUMN 2. PARAGRAPH 3. OF
THE SUMMIT OBSERVER. VOL. 11. NO.4

AFTER AN INTENSIVE SEARCH. AND BASED ON THE RECOMMENDATION OF
THE LANDSCAPE COMMITTEE CHAIRPERSON. YVONNE MORTEN. THE
LANDSCAPING CONTRACT WAS AWARDED TO GANZ INTERNATIONAL.
SUBJECT TO SATISFACTORY COMPLETION OF NEGOTIATIONS OF THEIR
PROPOSAL WHICH IS IN THE AMOUNT OF \$37.200.

28 CENTS A DAY IS ALL YOU PAY!

Just think of it! For less than \$2.00 a week you can help support our professionally operated Dining Room. Best of all you will get it all back in good quality, tasty food dishes served in an elegant, comfortable dining room or, on sunny days, seated outside under our colorful, overhead awnings.

Now, let us put this program idea in the right frame of reference. **This is not an assessment or a contribution.** You will get for your money, "**Meal Tickets**" which will entitle you to order the food of your choice . . . breakfast, lunch or dinner (when scheduled). As little as you like or as much as you need.

It is a very simple and practical plan. You buy, up front, a book of "**Meal Tickets**" in the value of \$100.00. These tickets or coupons in various denominations will be negotiable for the food you order. Whenever you choose. You can take an entire year to spend the \$100.00. On an annual basis it comes down to a commitment of 28c a day. A small price to pay for the convenience of the Summit residents and the real estate value of the Summit units.

We have been given the assurance by many of the

current residents that they will spend well in excess of the low \$100.00 commitment. Off premises unit owners may offer the book of "Meal Tickets" to their renters or be assured that the "regulars" would gladly buy the unused books. Everybody gains . . . **NO ONE LOSES!**

Remember this . . . we are now subsidizing the dining room for \$12,000.00 in cash plus other costly items. This costs every unit owner in excess of \$30.00 annually. We will save this amount for other necessary functions or for budget reduction.

We need a "**Yes**" vote from 426 unit owners. Our last mailing proved an overwhelming amount of ballots in favor of the plan. For some unknown reason a large number of notices seemed not to have reached their destination. PLEASE BE SURE YOU SIGN the ballot and indicate the unit number.

The winter season 1993/94 is here. We will require immediate action. Join the 147 neighbors who have already committed themselves. We now have a good professional Chef/host in Walter. We can't afford to lose him and settle for amateur hacks, as in the past! Get on the "MEAL TICKET" wagon - you will be glad you did!

Stu Bart

A REAL ESTATE OFFICE YOU CAN TRUST

BUYING OR SELLING

TED ARONSKY

Jalmark East Realty Inc.

Invites you to stop in and discuss
your needs and price range.

A good Roster of
RENTALS



925-6500

3rd FLOOR / SOUTH BLDG



A large Choice of
CONDOS



925/6500

VIEW FROM THE TERRACE

by Bill Kaduson

Television and radio stations, in most major cities, generally feature talk shows and advertise the subjects.

One of these topics dealt with retirement and how to make new friends. So, on a certain morning we taped the following and summarize them herein.

The talk show guest explains that he and his wife have lived in three retirement communities and have avoided men who:

- - - Talk about their old jobs or professions.
- - - Drop hints about their money and investments and try to trick them into doing the same.
- - - Worry aloud about inflation and the stock market and cheating repairmen, especially plumbers.
- - - Complain endlessly about government and the people in it.
- - - Criticize their children, children's mates and children's children for such "war crimes" as not sending thank you notes and not visiting.
- - - Have few hobbies or activities.

(Pause for a few commercials)

The interviewer then says, "Okay, what do you look for in trying to establish new friendships with retiree men and women?"

- - - People who quote the daily newspaper or a weekly news magazine in their conversation.
- - - We try to keep so busy that we don't hang out with know nothing people.
- - - We brag about learning new skills or some different subject matters.
- - - Ask about me and my knowledge instead of telling about themselves and theirs.
- - - Tell about successful and interesting retirees.
- - - Take part in some kind of social or political action, even if at a simple volunteer level.
- - - We try to sound like we enjoy our retirement and the people in it.

In conclusion, says the guest on the talk show, he and his wife say their leisure retirement time allows for endless acquaintances and the trick is to pick a few friends. He advises listeners to be fussy and pick those who somehow in retirement make you richer.

(End of interview, followed by a commercial that says take plenty of Vitamin E and zinc pills to improve your sex life.)

HEALTH MATTERS

by Bill Kaduson

Keep an eye on glaucoma. More than 3 million Americans have it; it's an insidious eye disease and those of us who are over the age of 55, people who have relatives with glaucoma, blacks, diabetics and very near sighted people are in the "Greater Risk" category.

Glaucoma is an eye disorder that develops when pressure inside the eye is greater than the optic nerve can handle. This pressure, if left untreated, can permanently damage the optic nerve and thus cause progressively and serious vision impairment.

The bottom line: glaucoma is a leading cause of blindness in the United States and the number one cause of blindness in black people.

Caught in time, and its imperative that you have regular eye exams, is the best chance for an early diagnosis and responsive treatment.

There are different and varied treatments for glaucoma: eye drops, ointments, pills, even laser beam procedures. The most common form of treatment are eye drops, specifically ophthalmic beta blockers. These eye drops, according to medical sources, work by lowering the amount of fluid produced by the eye, thus causing the fluid to drain. The result reduces the pressure inside the eye; the eye drops are considered safe and effective when used according to your doctor's instructions. Don't miss skipping them, and if you're going out take the bottle with you. It's small.

The exam by an eye specialist is painless. He'll measure the pressure within the eye to determine if it is normal or showing damage from glaucoma. He also will give you a visual test to measure your range of vision.

The most important thing you can do is to keep your eyes healthy through regular examinations. The National Health Education Program recommends that people at high risk undergo examinations every two years.

Don't wait, if you have such symptoms as morning headaches, blurred vision, eye pain after watching TV or leaving a dark theater, your vision also may be affected.

(All Sources)

SOCIAL CLUB NEWS

WHAT GOES ON HERE

If you were away for the summer you missed: A Drift Fishing excursion, the Fourth of July BBQ and Dance, the Newport Dinner Theater night "At The Catskills", Labor Day, our Sunset Do-It-Yourself BBQ'S and Line Dancing with Rene'.

Don't feel bad! - there's lots more. Upcoming is the December 1st "Home Cooking" Party (free to paid up '94 members) - our 4 Corners of the Earth New Years Eve at the New Community Center next door - A Day Trip to the Palm Beach Area and a Dinner Theater event in January and another Dinner Theater event in February, "A Day at the Races" at Pompano Harness Track in February and more line dancing with Rene'.

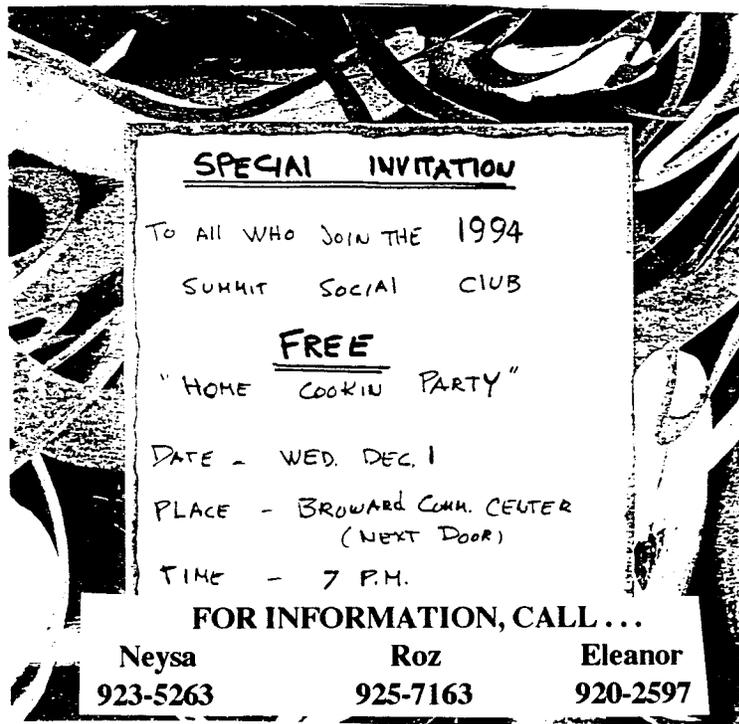
A Bowling League will be formed if there is sufficient interest; please contact Pres. Al Adelson at 923-5820 on this one.

Don't be left out! **WATCH THE BULLETIN BOARDS** for details and announcements of future events. Your membership dues of \$17.50 per person, per year buys a lot of fun - membership is open to all Summit residents. **ITS A BARGAIN!**

Rosalind Katz, Secretary, Summit Social Club

ANY MEMBER WISHING TO RUN FOR ELECTION TO THE BOARD OF DIRECTORS OF THE SUMMIT SOCIAL CLUB SHOULD SUBMIT HIS/HER WRITTEN REQUEST TO PRES. ADELSON CARE OF THE SUMMIT OFFICE NOT LATER THAN DEC. 20

This is a 2 year term and elections will be held in January



SPECIAL INVITATION

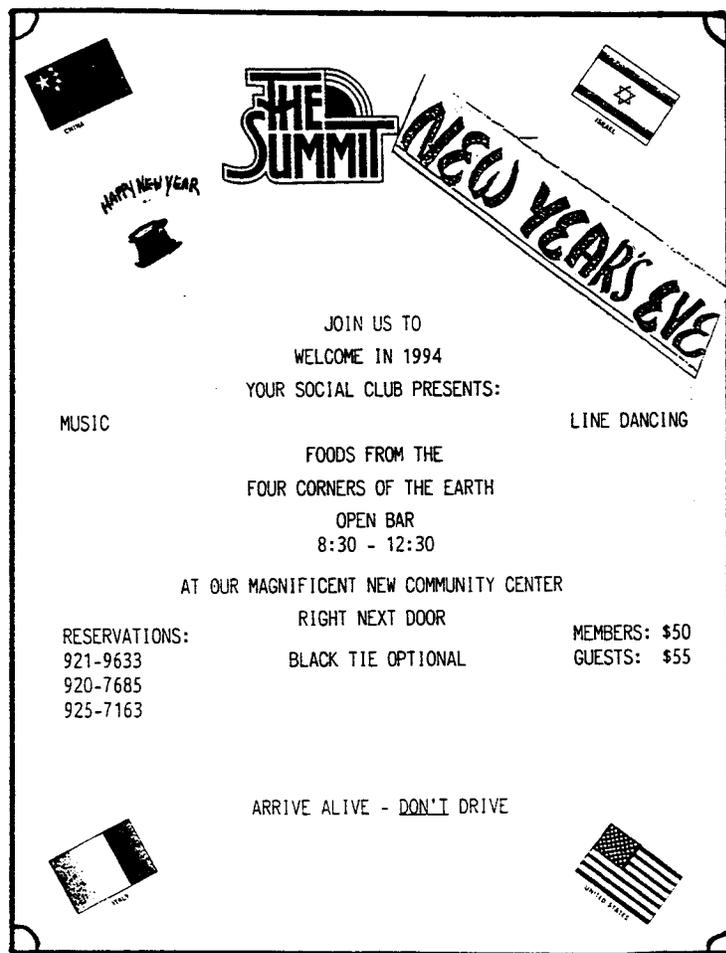
To All WHO JOIN THE 1994
SUMMIT SOCIAL CLUB

FREE
"HOME COOKIN PARTY"

DATE - WED. DEC. 1
PLACE - BROWARD COMM. CENTER
(NEXT DOOR)
TIME - 7 P.M.

FOR INFORMATION, CALL ...

Neysa	Roz	Eleanor
923-5263	925-7163	920-2597



THE SUMMIT

JOIN US TO
WELCOME IN 1994
YOUR SOCIAL CLUB PRESENTS:

MUSIC

FOODS FROM THE
FOUR CORNERS OF THE EARTH
OPEN BAR
8:30 - 12:30

AT OUR MAGNIFICENT NEW COMMUNITY CENTER
RIGHT NEXT DOOR
BLACK TIE OPTIONAL

MEMBERS: \$50
GUESTS: \$55

ARRIVE ALIVE - DON'T DRIVE

A BIT OF "ENLARGEMENT" HUMOR

(Editor's note- I wish to apologize in advance if you find this little bit of fluff in bad taste. What was unthinkable to print in a family paper previously has become everyday jargon today.

Two men met in a sauana. Both being naked could not help but see each others genitals. One man said to the other, "How I envy you, you are so well endowed and mine is so small". The other man replied, "At one time not long ago, I was not as well endowed as I am today. In fact mine was even smaller than yours". The first man asked, "What did you do to become so well endowed?" "Very simple, it never fails. Every night before you go to bed rub some chicken fat onto your genital and in about thirty days it will grow to be the same size as mine".

About a month later the same two men met in the same sauna. The first man grabbed the man who advised him how to increase the size of his genital and began to strangle him. "You ruined me for life" he shouted, "I did what you told me and now my member is half its size!" - "Did you do exactly what I told you to do?" asked the advisor. "Yes, every night I faithfully rubbed Crisco on my member and it kept shrinking instead of enlarging." - "Why Crisco?, I told you to rub in chicken fat". "I'm a vegetarian" he replied. "You dumb jerk," was the explanation, "Don't you know Crisco is a shortening?"

WHAT USED TO BE

What used to be called modesty is now called a sex hang up.

What used to be called living in sin is now called a meaningful relationship.

What used to be called self-indulgence is now called self fulfillment.

What used to be called chastity is now called neurotic inhibitions.

**THIS IS YOUR HOME!
PLEASE HELP US KEEP
THE SUMMIT CLEAN**

* * * * *

FLORIDA STATE LAW:
**NO SMOKING
IN PUBLIC AREAS**

Elevators, Pool Deck, Lobbies, Corridors, Etc.

THE SUMMIT OBSERVER

1201 South Ocean Drive
Hollywood Beach, Fl 33019

FIRST CLASS MAIL